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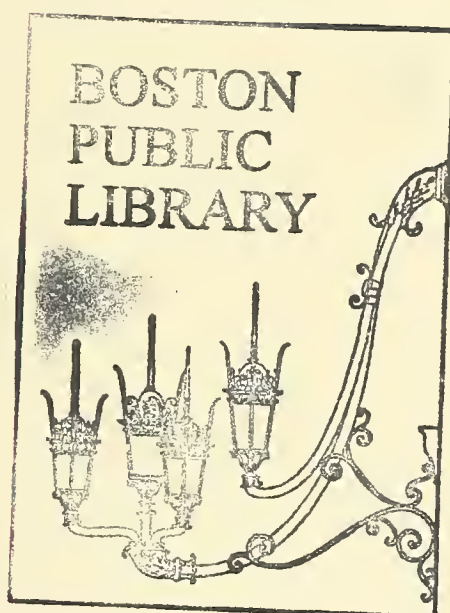


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MEMORANDUM

June 12, 1986

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR OF
NEIGHBORHOOD PLANNING AND DEVELOPMENT

SUBJECT: REQUEST AUTHORIZATION TO ESTABLISH THE
NEIGHBORHOOD PLANNING INITIATIVE

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As a result of Boston's strong economy, development in Boston's neighborhoods is at a peak. At present, development is either planned or underway in Allston-Brighton, East Boston, Roxbury, the South End, Fort Point Channel, Chinatown, Harborpark, Jamaica Plain, Charlestown, and West Roxbury.

Community interest in planning and zoning issues in these neighborhoods is also high. To ensure community input into the planning and zoning process, the Mayor established Neighborhood Councils in Jamaica Plain, Roxbury, Chinatown, Charlestown, and West Roxbury. Additionally, the Authority initiated planning and zoning studies through the IPOD process which have led to the establishment of the Allston-Brighton Planning and Zoning Advisory Committee (PZAC), the East Boston PZAC, the South End Citizen Review Committee, and the Harborpark Advisory Committee. However, because planning and zoning issues are frequently of a magnitude or complexity that make them difficult for the planning committees to address, a new neighborhood planning assistance program is needed by the Authority.

It is therefore requested that the Neighborhood Planning Initiative be established. The Neighborhood Planning Initiative would provide an overall framework to address neighborhood planning issues. The process would begin with Neighborhood Councils and PZACs collaborating with Authority staff in identifying the planning and zoning issues that need to be studied in each neighborhood. A request for proposals (RFP) would then be jointly developed to solicit interest from private sector consultant firms. Upon the Authority's approval of an RFP for each neighborhood, and subsequently, of a consultant, the firm would work with Authority staff and community representatives to prepare comprehensive analyses and recommendations that address the specific planning and zoning issues facing each neighborhood. Consistent with the Authority's ongoing working relationship with the Mayor's Office of Neighborhood Services, it is anticipated that that Office would also play an important role in the overall process.

Authority staff, in conjunction with the appropriate Neighborhood Council or PZAC and with a mayoral representative, would monitor the ongoing performance of the consultant firms hired under contract. The Authority would authorize all disbursements. The consultant's work would form the basis for rezonings and neighborhood plans.

Because of the scope of the Neighborhood Planning Initiative, it is requested that an account be established from which funds can be drawn down as approved by the Authority. It is estimated that approximately \$1,200,000 will be needed to fund the program. Funding is available from the planning account and disposition proceeds. The Neighborhood Planning Initiative would initially fund ten planning studies, in the neighborhoods and amounts indicated below:

1. Allston-Brighton	\$ 90,000	to	\$ 110,000
2. Charlestown	65,000	to	85,000
3. Chinatown	65,000	to	85,000
4. East Boston	65,000	to	85,000
5. Harborpark	100,000	to	150,000
6. Fort Point Channel	90,000	to	110,000
7. Jamaica Plain	40,000	to	60,000
8. Roxbury	65,000	to	85,000
9. South End	65,000	to	85,000
10. West Roxbury	40,000	to	60,000

Subtotals	\$ 685,000	to	\$ 915,000
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Mayor's Office of Neighborhood Planning	\$ 100,000	to	\$ 150,000
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Subtotals	\$ 785,000	to	\$1,065,000
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TOTAL (including a reserve account)	\$1,200,000
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VOTED: That a \$1,200,000 fund be established for the Neighborhood Planning Initiative, which will initiate a collaborative effort between the Authority and Neighborhood Councils, and between the Authority and Planning and Zoning Advisory Committees, for the purpose of addressing neighborhood planning and zoning issues; that the Director be authorized to develop Requests for Proposals, in collaboration with Neighborhood Councils and PZACs, in order to prepare contracts with private consulting firms to assist in the development of neighborhood planning and zoning studies; and that the Director be further authorized to return to the Authority for specific authorization of RFPs, consulting contracts, and other related expenditures.

